

COMMERCIAL MULTIFAMILY

FINANCING



15 UNITS, 15,381 SQF
CORAL GABLES, MIAMI



THE PROPERTY

MARKET VALUE \$5,800,000

MULTIFAMILY ZONING

15 UNITS, 15,381 SQF

BUILT 1969



THE CLIENT- BORROWER

OUT OF STATE INVESTOR

CORPORATE TITLE

NO SOCIAL SECURITY

LOAN PROGRAM

BASED ON PROPERTY CASH FLOW



ESTIMATE PROPERTY VALUE	\$5,800,000
DOWN PAYMENT	\$3,800,000
LOAN AMOUNT	\$2,000,000

INTEREST RATE 7.5%
FIXED FOR 3 YEARS
30-YEAR AMORTIZATION
10-YEAR BALLOON PAYMENT



YEARLY CASH FLOW ESTIMATED FIGURES

INCOME FROM RENTS (5% VACANCY)	\$493,000
Property Taxes	\$109,000
Insurance	\$31,000
Utilities & Maintenance	\$41,000
Management Fee (5%)	\$25,000
Loan Payment	\$168,000
TOTAL EXPENSES	\$374,000
NET INCOME	\$119,000

EXPECTED RETURN

YEARLY NET INCOME	\$119,000
CLIENT'S DOWNPAYMENT	\$3,800,000
ESTIMATED YEARLY RETURN	3.13%
PLUS SIGNIFICANT APPRECIATION POTENTIAL	



In accordance with the Equal Credit Opportunity Act, in Miami Lending Advisors LLC we do not engage in business practices that discriminate on the basis of race, color, religion, national origin, sex, marital status, age, because all or part of your income may be derived from any public assistance program, or because you have, in good faith, exercised any right under the Consumer Credit Protection Act.



Programs subject to change without notice. All borrowers must qualify per program guidelines. Rates are subject to change daily and throughout the day without notice. Neither this page nor its parent company is a lender. The rates and payments shown do not factor in all your information. Your specific situation may warrant a higher rate and payment based on credit history, income, and many other factors. Speak to one of our mortgage professionals to get personalized rate and monthly payment quotes. Company NMLS: 2467822

No Investment Advice. Miami Lending Advisors do not provide any services related to investment advice, therefore the information provided by the Broker by any means to the Client should be taken as constituting an investment advice. Case studies are not intended to represent or guarantee that current or future buyers or clients will achieve the same or similar results; rather they represent what is possible for illustrative purposes only.